



635 Newbold Road,
Upper Newbold, S41 8AA

£180,000

W
WILKINS VARDY

£180,000

MID TERRACE HOUSE ON GENEROUS PLOT - TWO DOUBLE BEDS - BACKS ONTO OPEN FIELDS - NO CHAIN

An ideal first time buyer/starter home - this well proportioned mid terrace home offered with no onward chain. The property is neutrally decorated throughout, providing a blank canvas for buyers to make it their own. The accommodation includes a good sized living room and a spacious kitchen/diner fitted with a range cooker, perfect for both everyday living and entertaining. Upstairs, there are two generous double bedrooms and a fully tiled bathroom. Outside, there is a car standing space to the front, whilst the property enjoys a generous rear garden backing onto open fields.

Located in a popular residential area, the property is well placed for accessing the local amenities in Newbold and is just a short distance from Holmebrook Valley Country Park.

- WELL PROPORTIONED MID TERRACE HOUSE ON GENEROUS PLOT
- GOOD SIZED LIVING ROOM
- SPACIOUS KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- FULLY TILED BATHROOM/WC
- CAR STANDING SPACE
- LONG ENCLOSED REAR GARDEN BACKING ONTO OPEN FIELDS
- NO CHAIN
- EPC RATING: E

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 66.4 sq.m./715 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

Living Room

12'11 x 11'1 (3.94m x 3.38m)
A good sized front facing reception room, spanning the full width of the property and having a feature fireplace with inset gas fire.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen/Diner

13'11 x 12'11 (4.24m x 3.94m)
Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.
Inset stainless steel circular sink and drainer with mixer tap.
Included in the sale is the range cooker which is sat within a tiled chimney breast alcove.
Space is provided for a fridge/freezer.
A door gives access to a useful built-in under stair store.
Tile effect vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'11 x 11'1 (3.94m x 3.38m)
A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

13'1 x 8'3 (3.99m x 2.51m)
A good sized double bedroom having two windows overlooking the rear of the property.
This room also has a range of fitted wardrobes and a drawer unit.
A door gives access to a useful built-in store cupboard.

Bathroom

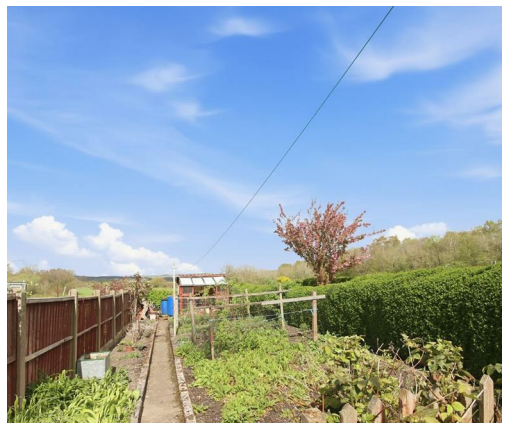
10'5 x 4'9 (3.18m x 1.45m)
Being fully tiled and fitted with a white 3-piece suite comprising a panelled

bath with electric shower over, pedestal hand wash basin and a low flush WC.
Built-in airing cupboard.
Laminate flooring.

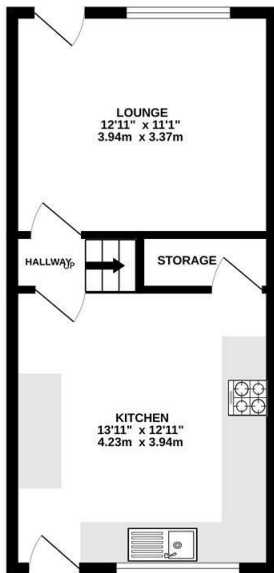
Outside

To the front of the property there is a car standing space surrounded by borders of mature plants and shrubs.

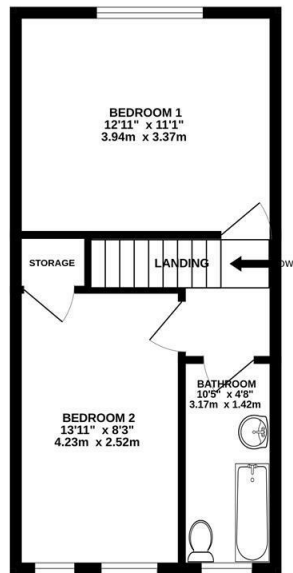
A shared gennel gives access to the rear of the property where there is a paved patio with a garden shed. A couple of steps lead up to the garden where there are numerous vegetable beds and a side border, together with a path which leads down to a potting shed.



GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliance, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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